



**SCAN CODE**  
To view the video  
SALES REPORT



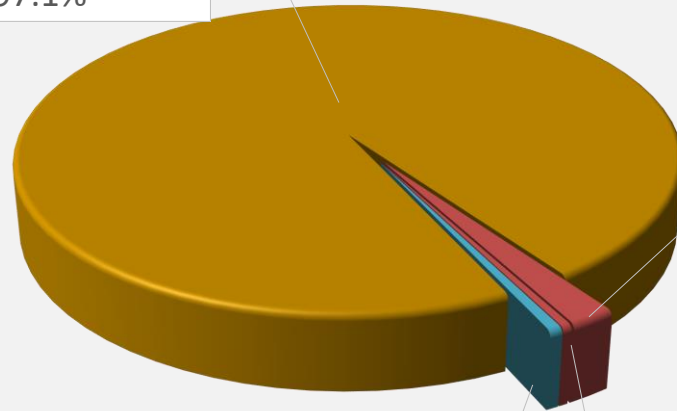
# OCTOBER 2023

STOCKTON REAL ESTATE SALES

# Sold Homes Summary

165

Fair Market Sales  
97.1%



Probate Sales  
1.9%

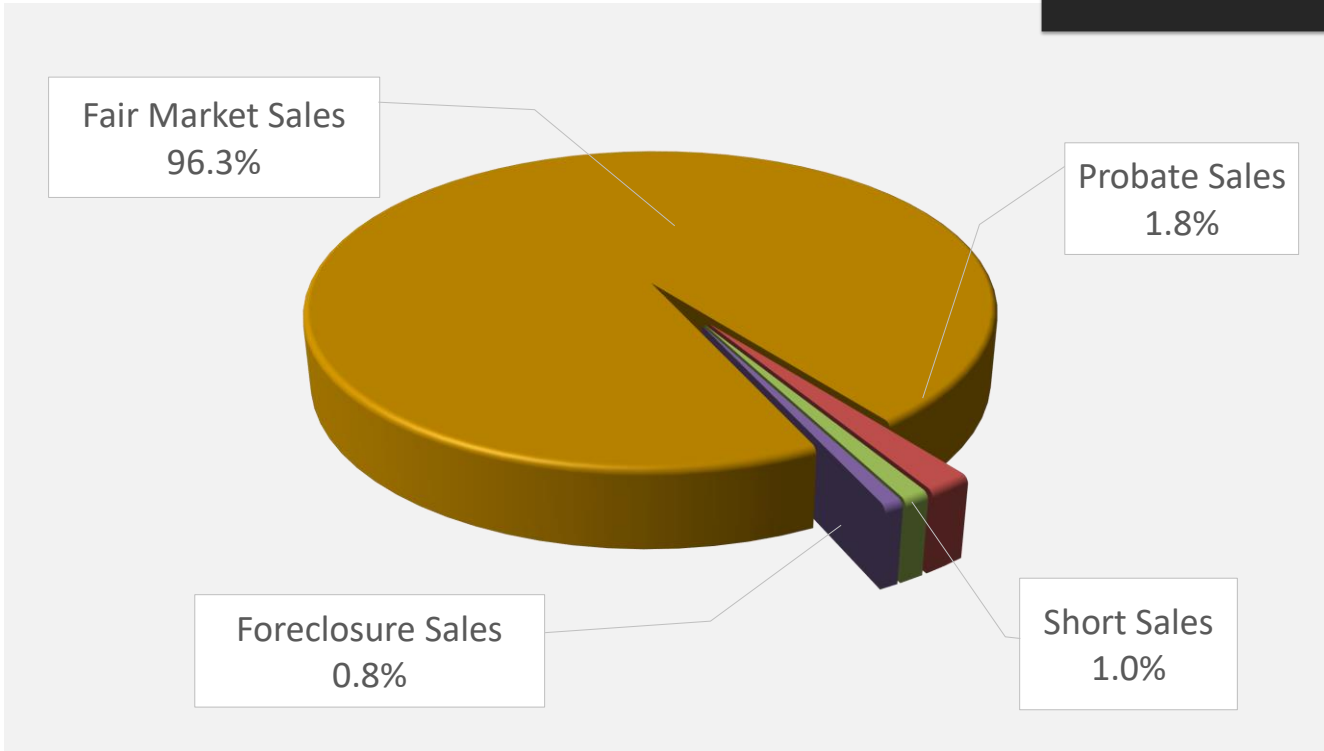
Foreclosure Sales  
0.6%

Short Sales  
0.4%



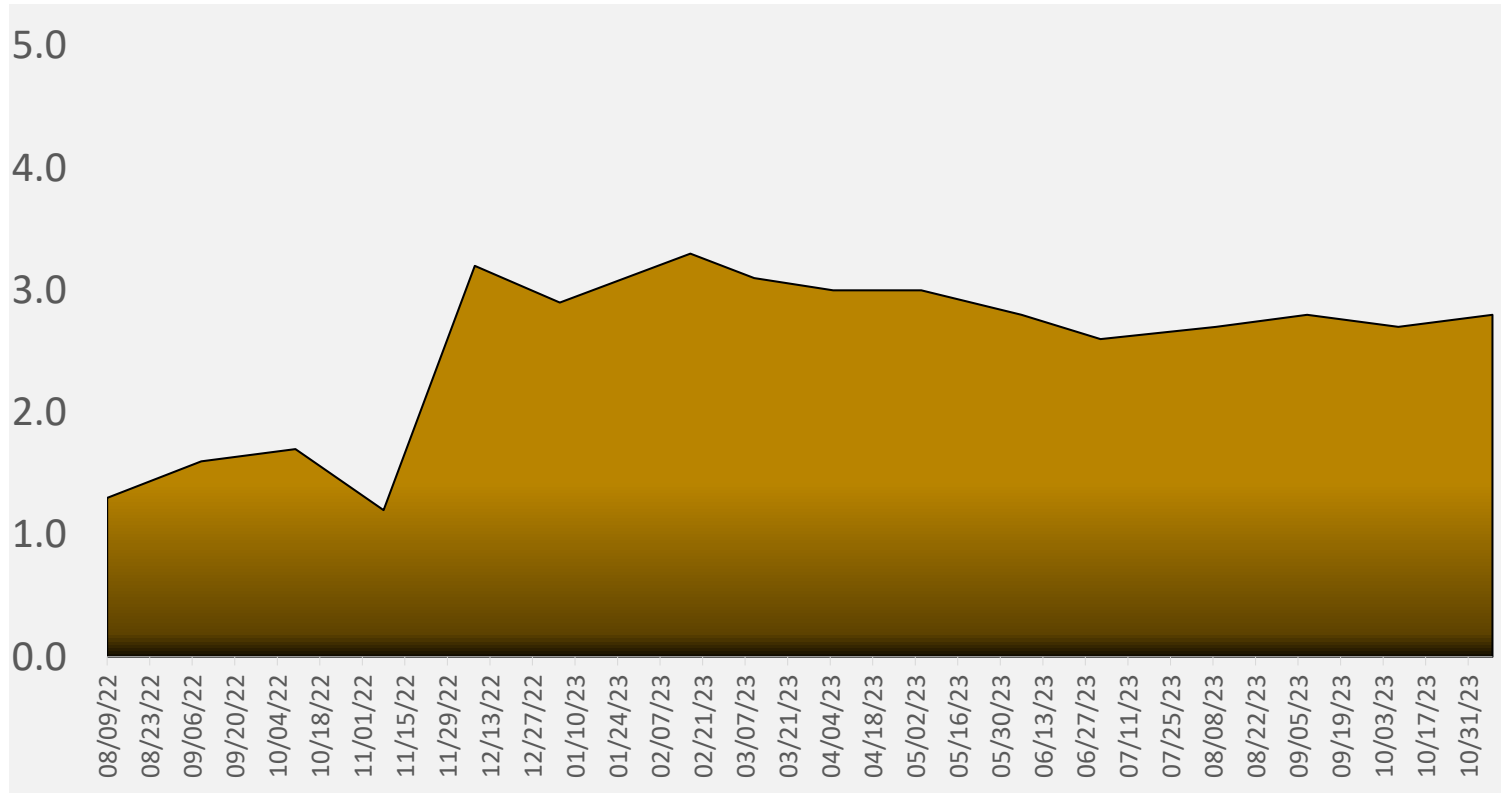
# Available Homes

382



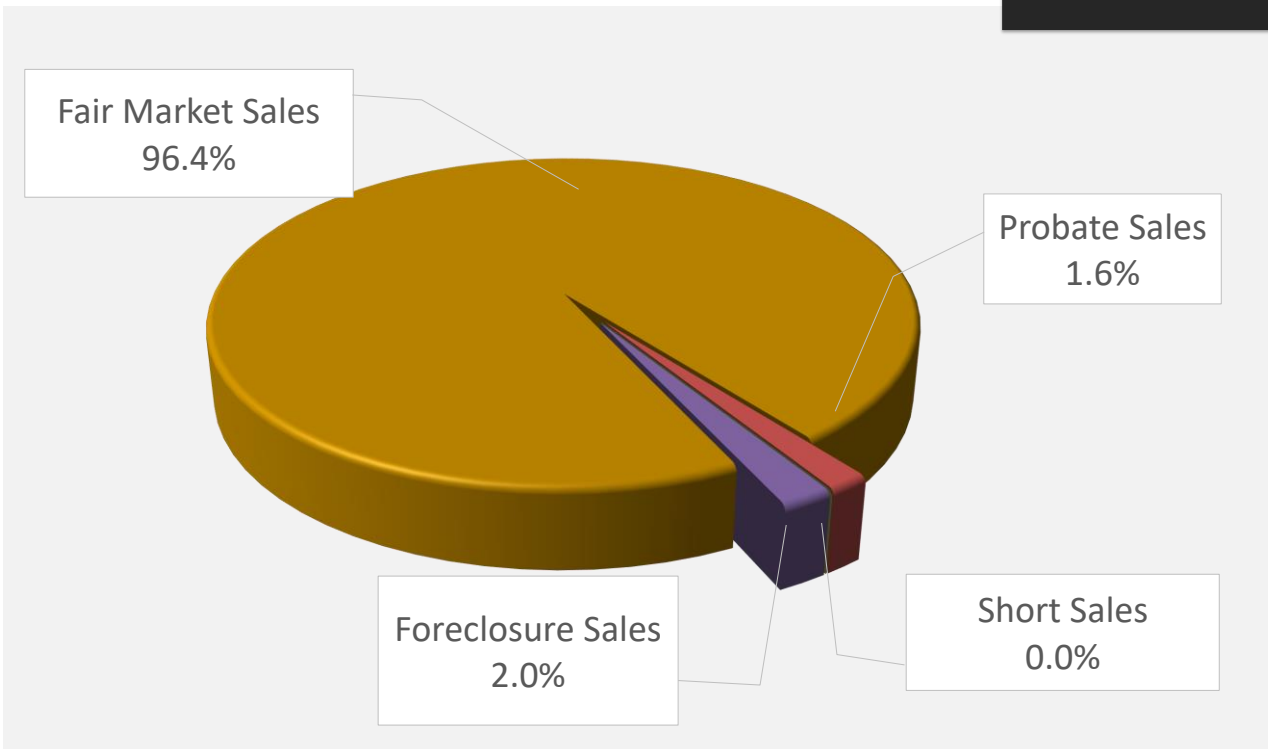


# Months of Remaining Inventory

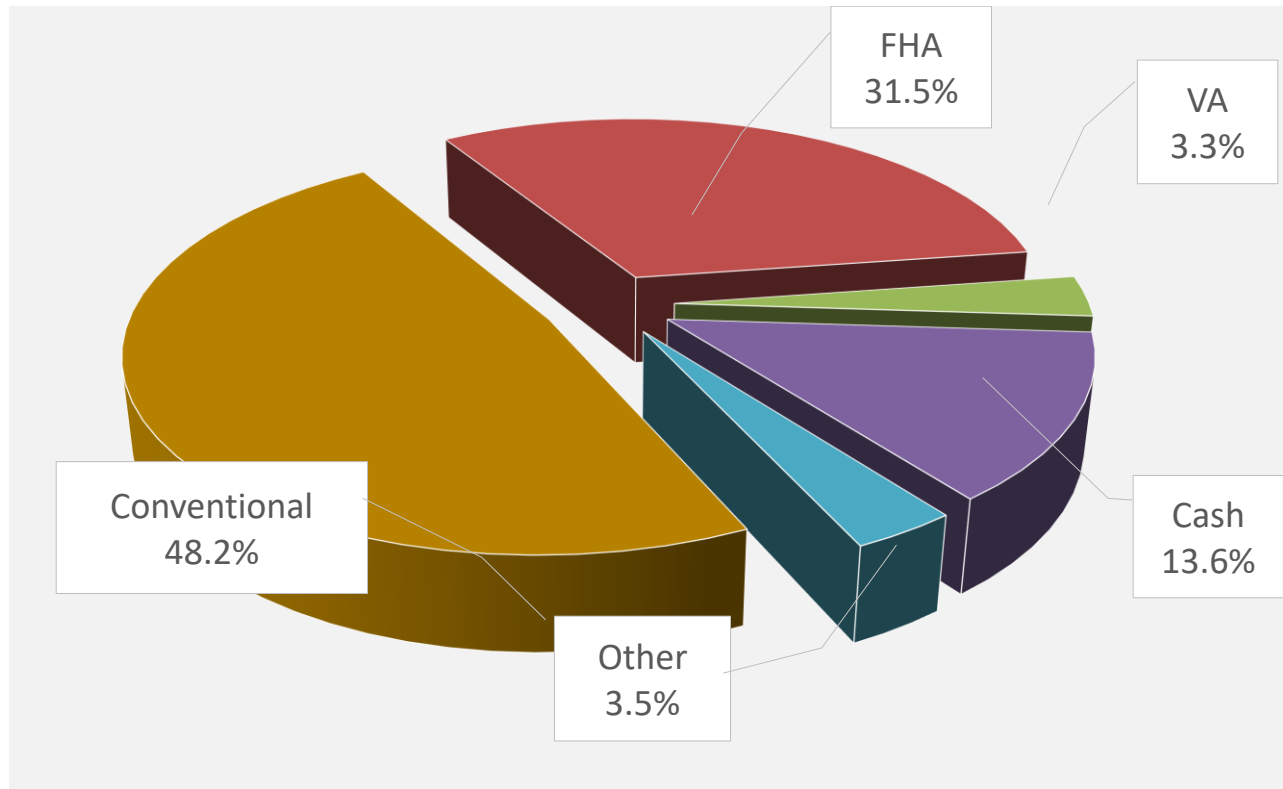


## Pending Homes

248



## New Financing Type





# State of the Market

## MARKET TIMING:

**29.5** Average days on market for homes in escrow.

**2.8** Months of remaining inventory (based on average of last 6 months sales).

## AVAILABLE HOME STATISTICS:

Short Sale Percentage:  
**0.00%**

REO percentage:  
**0.00%**

Vacancy rate:  
**28.01%**

**31.41%**

**0**  
Available homes are short sales.

**0**  
Available homes are bank owned (REO).

**10**  
Available homes are vacant (Includes REO)

Available homes have had price reductions since being listed

## PENDING HOME STATISTICS:

Short Sale Percentage:  
**0.00%**

REO percentage:  
**2.02%**

**25.81%**

**0**  
Pending homes are short sales.

**5**  
Pending homes are bank owned (REO).

Of homes are pending for less than the original asking price.

**382** HOMES FOR SALE

**248** HOMES IN ESCROW

## MARKET STATISTICS:

**165**  
Homes sold in the past 30 days.

**1,239**  
Homes sold in the past 6 months.

**348**  
Homes sold in the past 60 days.

Average price per square foot in the past 30 days.  
**\$283.74**

Average selling price in the past 6 months.  
**\$453,868**

**1,670**  
Average square footage for home sold in the past 30 days.

**38.8%** Homes sold above original listed price in past 30 days.

**102.8%** Average Asked to Sold Ratio in the past 30 days.

**100.0%** Median Asked to Sold Ratio

**7** Sold homes that were bank owned.

**5** Sold homes that were short

# STOCKTON REAL ESTATE SALES SUMMARY

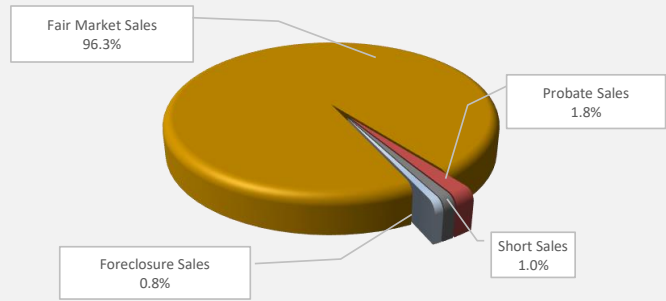
Prepared: 11/08/23

## 382 Available Homes

Existing Financing	Homes	Percentage
Fair Market Sales	368	96.3%
Probate Sales	7	1.8%
Short Sales	4	1.0%
Foreclosure Sales	3	0.8%
		<b>100.0%</b>

Low	\$	154,950
Average	\$	534,756
High	\$	3,400,000
Average DOM:		48.8

Occupancy	Homes	Percentage
Occupied	275	72.0%
Vacant	107	28.0%

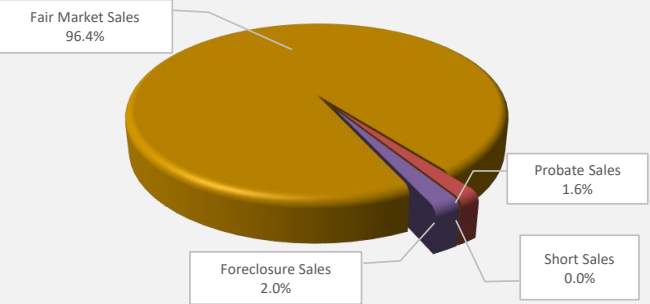


162 Listed in the past 30 days.  
255 Listed in the past 60 days.

## 248 Pending Homes

Existing Financing	Homes	Percentage
Fair Market Sales	239	96.4%
Probate Sales	4	1.6%
Short Sales	0	0.0%
Foreclosure Sales	5	2.0%
		<b>100.0%</b>

Low	\$	139,000
Average	\$	449,155
High	\$	1,435,000
Average DOM:		29.5

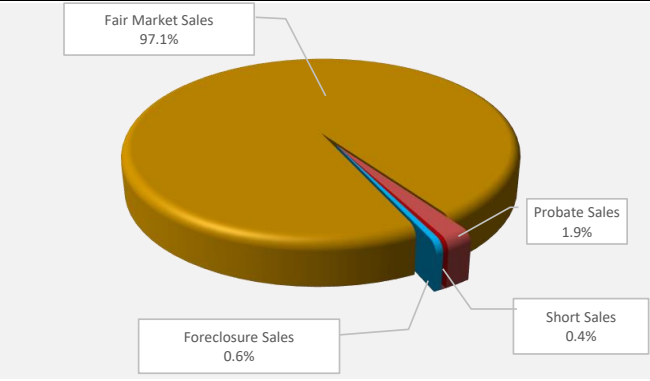


## Sold Homes Summary

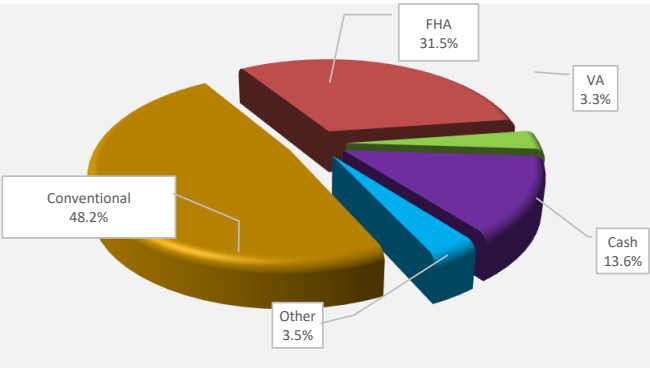
165 Sold in the past 30 days  
348 Sold in the past 60 days  
1,239 Sold in the past 6 months

Previous Financing	Homes	Percentage
Fair Market Sales	1,203	97.1%
Probate Sales	24	1.9%
Short Sales	5	0.4%
Foreclosure Sales	7	0.6%
		<b>100.0%</b>

Low	\$	125,000
Average	\$	453,336
High	\$	2,295,000
Average DOM:		25.9



New Financing Type	Homes	Percentage
Conventional	597	48.2%
FHA	390	31.5%
VA	41	3.3%
Cash	168	13.6%
Other	43	3.5%
		<b>100.0%</b>





# STOCKTON REAL ESTATE SALES SUMMARY

Prepared: 11/08/23		TOTAL IN PRICE BRACKET	HOMES FOR SALE	HOMES IN ESCROW	% WITH OFFERS
\$0	to \$149,999	3	0	3	100.00%
\$150,000	to \$174,999	5	3	2	40.00%
\$175,000	to \$199,999	7	3	4	57.14%
\$200,000	to \$224,999	5	3	2	40.00%
\$225,000	to \$249,999	6	4	2	33.33%
\$250,000	to \$274,999	15	8	7	46.67%
\$275,000	to \$299,999	29	14	15	51.72%
\$300,000	to \$324,999	20	13	7	35.00%
\$325,000	to \$349,999	38	21	17	44.74%
\$350,000	to \$374,999	38	20	18	47.37%
\$375,000	to \$399,999	38	20	18	47.37%
\$400,000	to \$424,999	31	22	9	29.03%
\$425,000	to \$449,999	46	24	22	47.83%
\$450,000	to \$474,999	34	15	19	55.88%
\$475,000	to \$499,999	59	39	20	33.90%
\$500,000	to \$524,999	31	14	17	54.84%
\$525,000	to \$549,999	35	23	12	34.29%
\$550,000	to \$574,999	34	18	16	47.06%
\$575,000	to \$599,999	39	24	15	38.46%
\$600,000	to \$624,999	15	10	5	33.33%
\$625,000	to \$649,999	18	13	5	27.78%
\$650,000	to \$674,999	10	7	3	30.00%
\$675,000	to \$699,999	13	12	1	7.69%
\$700,000	to \$724,999	7	5	2	28.57%
\$725,000	to \$749,999	5	4	1	20.00%
\$750,000	to \$774,999	4	4	0	0.00%
\$775,000	and up	45	39	6	13.33%
<b>TOTAL</b>		<b>630</b>	<b>382</b>	<b>248</b>	<b>39.37%</b>

## MARKET TIMING:

- 29.5 Average days on market for homes in escrow.
- 2.8 Months of remaining inventory (based on average of last 6 months sales).

## AVAILABLE HOME STATISTICS:

- 0 Available homes are short sales. Short Sale Percentage: 0.00%
- 0 Available homes are bank owned (REO). REO percentage: 0.00%
- 107 Available homes are vacant (includes REO). Vacancy rate: 28.01%
- 31.41% Available homes have had price reductions since being listed.

## PENDING HOME STATISTICS:

- 0 Pending homes are short sales. Short Sale Percentage: 0.00%
- 5 Pending homes are bank owned (REO). REO percentage: 2.02%
- 25.81% Of homes are pending for less than the original asking price.

## MARKET STATISTICS:

- 165 Homes sold in the past 30 days.
- \$453,868 Average selling price in the past 6 months.
- \$283.74 Average price per square foot in the past 30 days.
- 1,670 Average square footage for home sold in the past 30 days.
- 38.8% Homes sold above original listed price in past 30 days.
- 102.8% Average Asked to Sold Ratio in the past 30 days.
- 100.0% Median Asked to Sold Ratio in the past 30 days.
- 348 Homes sold in the past 60 days.
- 1,239 Homes sold in the past 6 months.
- 5 Sold homes that were short sales. Short Sale Percentage: 0.40%
- 7 Sold homes that were bank owned. REO percentage: 0.56%